



Staff Report

BELMONT LIBRARY/BELAMEDA PARK PROJECT – NOVEMBER MONTHLY UPDATE

Honorable Mayor and Council Members:

Summary

Staff provides an update on the Belmont Library/Belameda Park project to the City Council and community on a monthly basis. This report provides updated information such as recent construction activities, upcoming construction activities, and budget/change orders. Selected photos of the project and an updated schedule are also included.

Background

On October 12, 2004 the City Council approved the plans and specifications for the Belmont Library project and directed staff to issue them to the bidders. The project includes, but is not limited to, the demolition of the existing library and the reconstruction of a 20,233 square foot library. Bids were opened on November 23rd and the lowest responsible bidder was Gonsalves & Stronck of San Carlos, which was awarded the contract on December 14, 2004. A Notice to Proceed was issued on January 18, 2005 with work to begin on January 24, 2005 and continue for 11 months.

As of November 17, we are at day 298 of the project, or approximately 89% into the official timeline.

Discussion

Recent construction activities

- Paint Walls
- Glass Installation, Glazing & Caulking
- Install Bathroom Tile
- Install Overhead Lighting
- Install Wood Ceiling

Upcoming construction activities

- Install Stone Veneer
- Excavate Front Entrance
- Casework
- Continued Work on Keystone Walls

Miscellaneous Issues

▪ Budget/Change Orders

The project is currently within budget. On November 18th, the ninth payment was made to Gonsalves & Stronck for \$688,030.89. This signifies that we are at 69% of payments to the contractor (and retain 10% of all due in an escrow account).

As of November 3rd, Change Order #8 was issued, addressing thirteen separately negotiated changes for a net total of \$69,335.00.

Description	Amount	%
Construction Contract		
Original Contract	\$6,947,777	100
Less: Progress Payments	4,814,942	69
Balance Remaining	\$2,132,835	31
Project Contingency		
Change Order Contingency	\$674,809	100
Less: Project Change Orders	287,412	43
Balance Remaining	\$387,397	57

▪ Draws on Contingency/Water Feature

The project team has agreed upon final design details of the water feature, and is currently firming up pricing details on all work and materials required.

▪ Project schedule

Below is a timeline of the major project milestones. Overall, the project schedule is on track at this point.

Milestone	Approximate Completion Date
Glazing	November 18
Install Wood Ceiling	December 3
Install Stone Veneer	December 3
Finishes	December 20
Acceptance of Work	February 2006
Transition Period/Move	March 2006
Reopening	April 2006

Below is a timeline of more detailed key milestones and upcoming project activities. These activities are slightly behind schedule due to weather in the month of May.

Activity	Schedule	
	11/21-11/25	11/28 – 12/2
Paint Walls	X	
Install Overhead Lighting	X	X
Install Wood Ceiling	X	X
Keystone Walls	X	X
Install Stone Veneer	X	X
Complete Grading	X	
Excavate Front Entrance		X

■ Photo's

The following pictures show some of the project progress:



Fiscal Impact

There is no fiscal impact to this report.

Public Contact

Posting of City Council agenda.

Recommendation

It is recommended that Council accept the update provided in this report

Alternatives

1. Provide alternative direction to staff.
2. Take no action.

Attachment

None.

Respectfully submitted,

Thomas Fil
Finance Director/Project Manager

Jack R. Crist
Interim City Manager